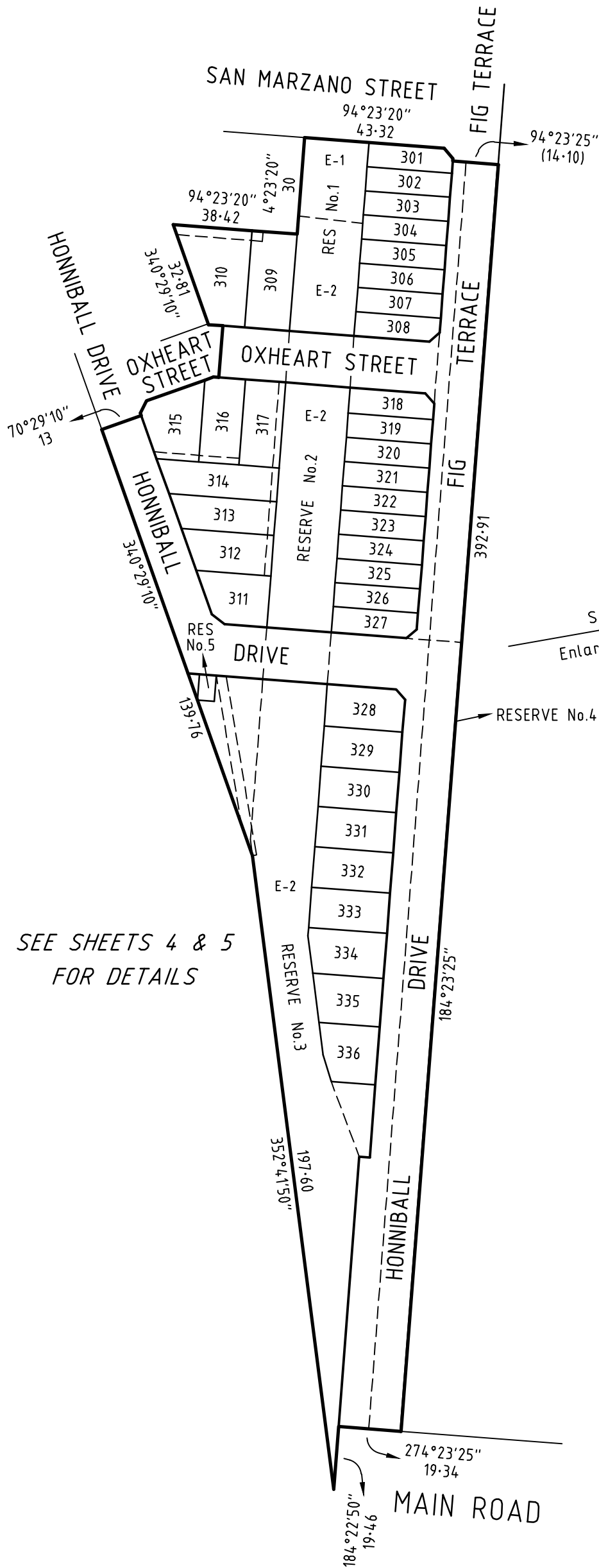
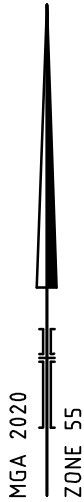
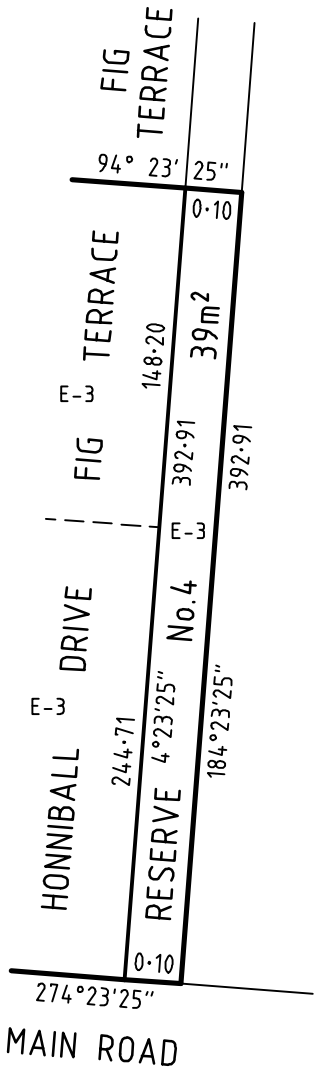


PLAN OF SUBDIVISION			EDITION 1		PS 909559C	
LOCATION OF LAND PARISH: KEELBUNDORA TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 24 (PART) TITLE REFERENCE: C/T VOL FOL ... LAST PLAN REFERENCE: LOT E ON PS928226Y POSTAL ADDRESS: 131-161 BARRY ROAD, (at time of subdivision) THOMASTOWN, VIC. 3074 MGA2020 CO-ORDINATES: E: 322 350 ZONE: 55 (of approx centre of land in plan) N: 5828 250						
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER	COUNCIL / BODY / PERSON		Land being subdivided is enclosed within thick continuous lines Lots 1 to 300 (both inclusive) and Lots A and B have been omitted from this plan Reserve No.3 consists of 2 parts Other purpose of this plan To vary by agreement Gas Transmission Pipeline Easements created in Instrument H502284 and H502285 via section 6 (1) (k) (i) of the Subdivision Act 1988. Grounds for variation: Whittlesea City Council Planning Permit 716769 To remove by agreement that part of Drainage Easement created in PS 746225P that lies within Honniball Drive via section 6 (1) (k) of the Subdivision Act 1988. To remove by agreement that part of the Sewerage Easement created in PS 746225P that lies within Honniball Drive and Oxheart Street via section 6 (1) (k) of the Subdivision Act 1988. To remove by agreement Drainage and Sewerage Easement created in PS 909555L that lies within Fig Terrace via section 6 (1) (k) of the Subdivision Act 1988.			
ROAD R-1	WHITTLESEA CITY COUNCIL					
RESERVE Nos.1 to 4	WHITTLESEA CITY COUNCIL					
RESERVE No.5	AUSNET ELECTRICITY SERVICES PTY. LTD.					
NOTATIONS						
DEPTH LIMITATION : DOES NOT APPLY TO THAT PART OF THE LAND FORMERLY LOT 1 ON TP 8378007V. 15.24 METRES BELOW THE SURFACE APPLIES TO THE BALANCE OF LAND IN THIS PLAN.						
SURVEY: This plan is based on survey STAGING: This is not a staged subdivision Planning Permit No. 716769 This survey has been connected to permanent marks No(s). 999 In Proclaimed Survey Area No. -						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of		
		SEE SHEET 2 FOR EASEMENT INFORMATION				
MARRAN RUN ESTATE - STAGE 3 (36 LOTS)				AREA OF STAGE - 2.616ha		
spiire 414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au		SURVEYORS FILE REF: 309857SV00-V6		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 6	
		Licensed Surveyor: Stephen Anthony Motta Version: 6				

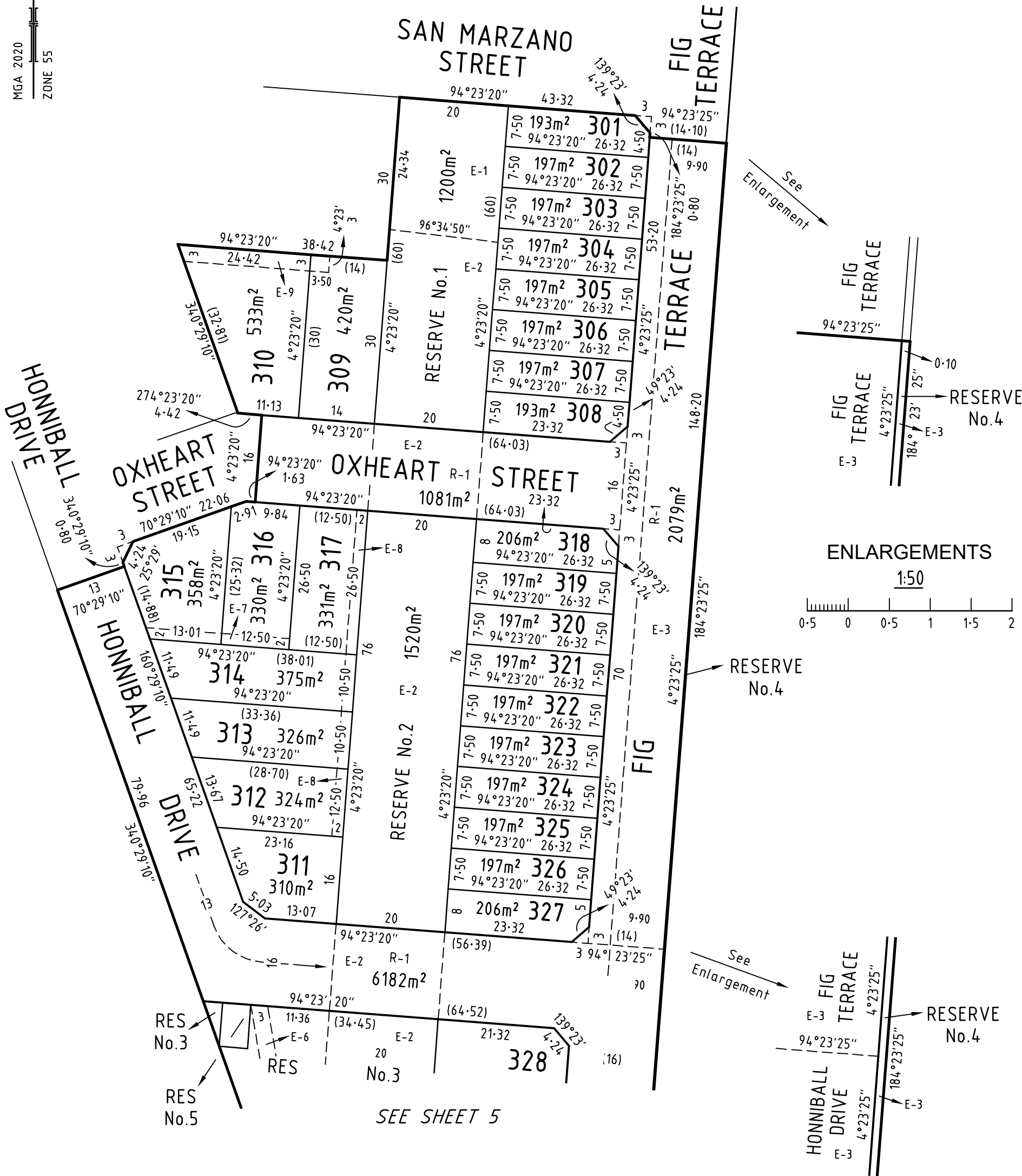
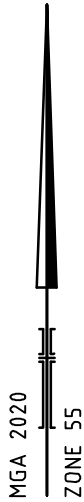
				PS 909559C	
EASEMENT INFORMATION					
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of	
E-1	GAS TRANSMISSION PIPELINE	SEE DIAG	INSTRUMENT H502285	GAS AND FUEL CORPORATION	
E-2	GAS TRANSMISSION PIPELINE	SEE DIAG	INSTRUMENT H502284	GAS AND FUEL CORPORATION	
E-3	AS PROVIDED FOR IN SEC.207C LOCAL GOVERNMENT ACT 1989	SEE DIAG	SEC.207C LOCAL GOVERNMENT ACT 1989	JEMENA ELECTRICITY NETWORKS (VIC.) LTD	
E-6	DRAINAGE	SEE DIAG	PS 746225P	WHITTLESEA CITY COUNCIL	
E-7	DRAINAGE	SEE DIAG	THIS PLAN	WHITTLESEA CITY COUNCIL	
E-8	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION	
E-9	DRAINAGE	SEE DIAG	PS909555L	WHITTLESEA CITY COUNCIL	
E-9	SEWERAGE	SEE DIAG	PS909555L	YARRA VALLEY WATER CORPORATION	
E-10	GAS TRANSMISSION PIPELINE	SEE DIAG	INSTRUMENT H502284	GAS AND FUEL CORPORATION	
E-10	DRAINAGE	SEE DIAG	PS 746225P	WHITTLESEA CITY COUNCIL	
SURVEYOR'S FILE REF: 309857SV00-V6			ORIGINAL SHEET SIZE: A3		SHEET 2
414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au			Licensed Surveyor: Stephen Anthony Motta		
Version: 6					



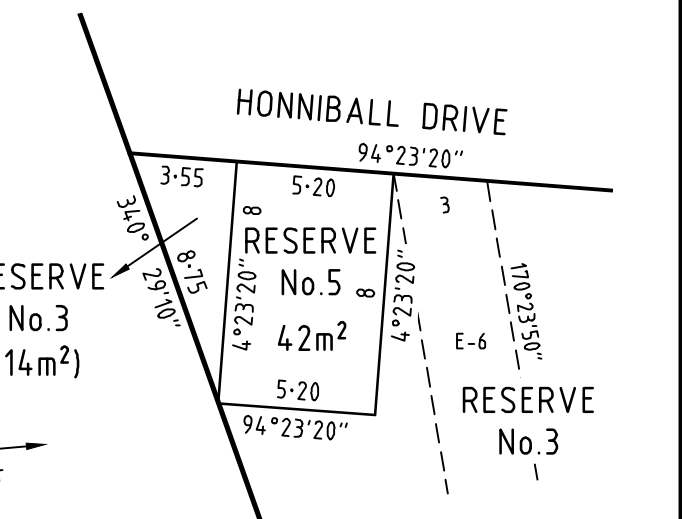
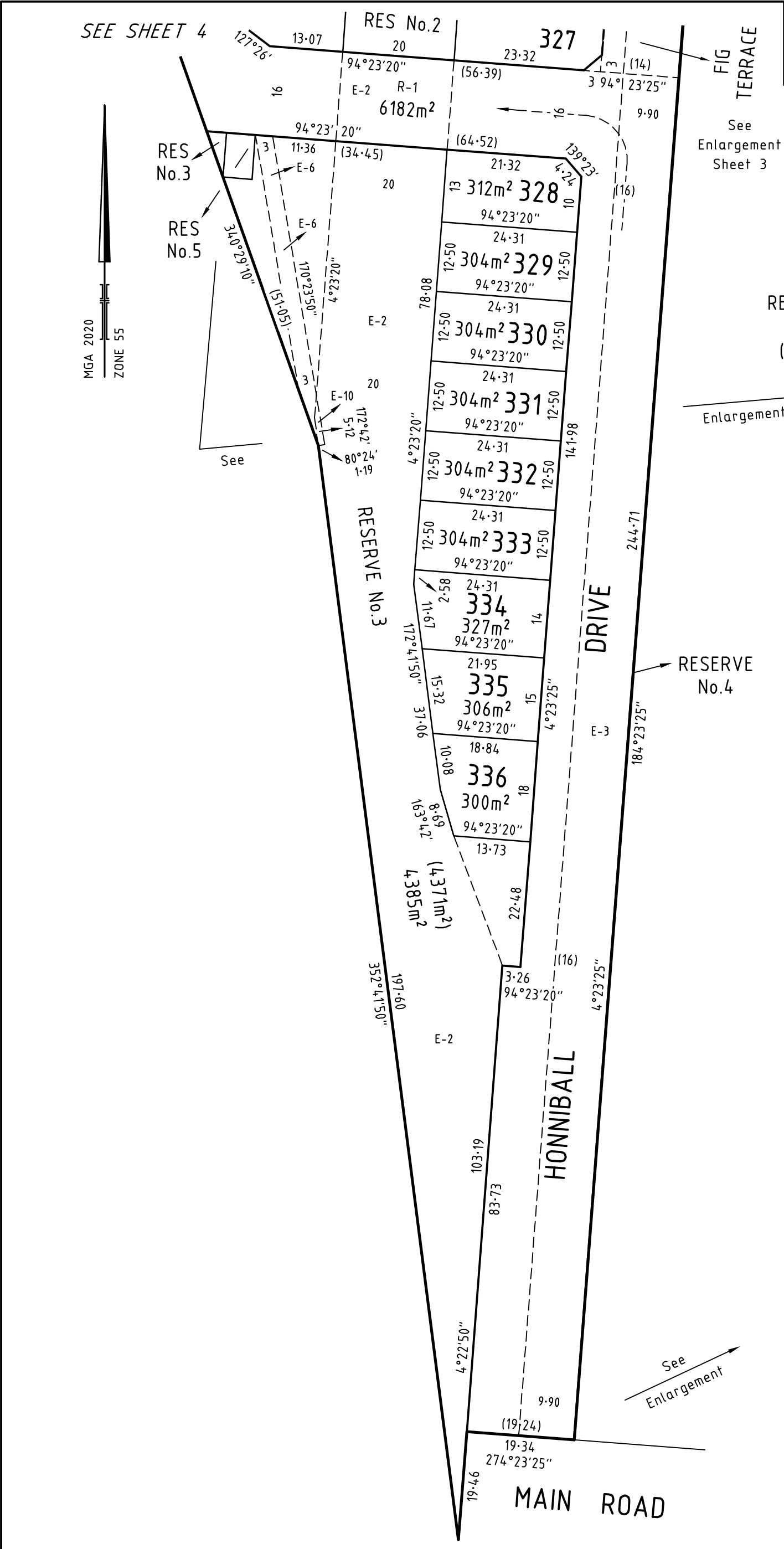
SEE SHEETS 4 & 5
FOR DETAILS



ENLARGEMENT
NOT TO SCALE

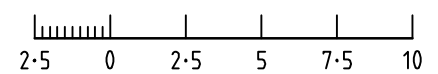


PS 909559C



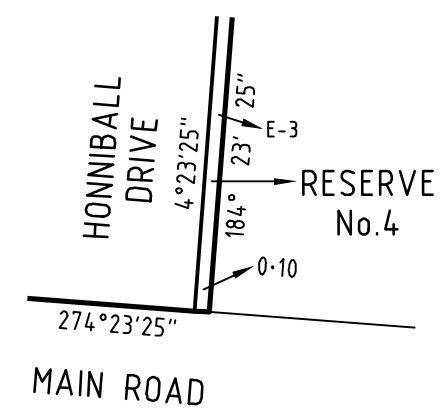
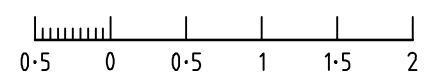
ENLARGEMENT

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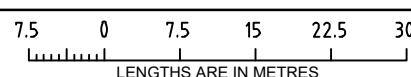
ENLARGEMENT

1:50



SURVEYOR'S FILE REF: 309857SV00-V6

SCALE
1: 750



ORIGINAL SHEET
SIZE: A3

SHEET 5

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PO Box 16084
Melbourne Vic 8007
T 61 3 9993 7888
spiire.com.au

Licensed Surveyor: Stephen Anthony Motta
Version: 6

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS746225P (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

For the purposes of this restriction:

- (a) A dwelling means a house.
- (b) A building means any structure except a fence.

Land to Benefit: Lots 309 to 317 and 328 to 336 (all inclusive) on this plan
Land to be Burdened: Lots 309 to 317 and 328 to 336 (all inclusive) on this plan

DESCRIPTION OF RESTRICTION

Except with the written consent of the Responsible Authority, the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not:

Design Guidelines and MCP

- a. Construct or allow to be constructed on the burdened Lot any building, improvement, or other works unless in accordance with provisions recorded in the Marran Run Design Guidelines as approved by the Marran Run Design Review Panel.
- b. build or allow to be built on the Lot any building other than a building which has been constructed in accordance with the endorsed Memorandum of Common Provisions (MCP) registered in Dealing number AA9851, which MCP is incorporated into this Restriction.

Building Envelopes

- c. build or allow to be built on the Lot any building other than in accordance with the building envelope plans shown on the Memorandum of Common Provisions (MCP) registered in Dealing Number AA9851, which is incorporated into this Restriction as approved by the Responsible Authority or as amended from time to time to the satisfaction of the Responsible Authority.

Other

- d. Subdivide any burdened lot.
- e. Construct or permit to be constructed more than one dwelling on any burdened lot.

Expiry Date

- f. the restrictions specified in paragraph (a) to (c) shall cease to burden any Lot on the Plan of Subdivision with effect 1 year after the issue of an Occupancy Permit under the Building Act 1993 is issued for the whole of the dwelling on the burdened lot.
Or after 10 years from the date of registration of the Plan of Subdivision containing any lot, whichever occurs first.
- g. the restrictions specified in paragraph (d) and (e) shall cease to burden any Lot on the Plan of Subdivision 10 years after the registration date of this plan.

CREATION OF RESTRICTION B

The following restriction is to be created upon registration of Plan of Subdivision No. PS909559C (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

Land to Benefit: Reserves 1 to 3 (all inclusive) on this plan
Land to be Burdened: Lots 309, 311 to 314, 317 and 328 to 336 (all inclusive) on this plan

DESCRIPTION OF RESTRICTION

The registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not;

- a) Modify or remove any feature fencing as identified in the building envelope plans in Memorandum of Common Provisions (MCP) registered in Dealing Number AA....., unless approval is obtained from the developer.

Expiry Date

- b) The restrictions specified in paragraph (a) shall cease to burden any Lot on the Plan of Subdivision 10 years after the registration date of this plan.